

4. **Application for Demolition and New Construction at 381 Kent Street, a Property Designated under Part V of the *Ontario Heritage Act* as part of the Centretown Heritage Conservation District**

Demande de démolition et de nouvelle construction au 381, rue Kent, une propriété désignée en vertu de la partie V de la *Loi sur le patrimoine de l'Ontario* et située dans le district de conservation du patrimoine du centre-ville

Planning and Housing and Built Heritage Committee recommendation(s)

That Council:

- 1. Approve the application for demolition at 381 Kent Street;**
- 2. Approve the application for new construction at 381 Kent Street according to plans prepared by Neuf Architects, dated September 5, 2023, conditional upon;**
 - a. The applicant providing samples of all final exterior materials for approval by Heritage Staff prior to the issuance of the building permit.**
 - b. The applicant providing a copy of the building permit plans to heritage staff at the time of the submission of the building permit application. The submission shall clearly identify any changes from the approved heritage permit and include a list and explanation of proposed changes.**
- 3. Delegate the authority for minor design changes and clearance of conditions to the Program Manager, Heritage Planning Branch, Planning, Development and Building Services Department;**
- 4. Approve the issuance of a heritage permit with a three-year expiry from the date of issuances unless otherwise extended by Council.**

Recommandation(s) du Comités de de la planification et du logement et du patrimoine bâti

Que le Conseil :

- 1. Approuve la demande de démolition visant le 381, rue Kent.**
- 2. Approuve la demande de construction au 381, rue Kent, selon les plans préparés par Neuf Architects et datés du 5 septembre 2023, sous réserve des conditions suivantes :**
 - a. que le requérant soumette des échantillons de tous les matériaux de revêtement extérieur finaux à l'approbation du personnel responsable du patrimoine avant la délivrance du permis de construire;**
 - b. que le requérant fournisse au personnel chargé du patrimoine, au moment de présenter sa demande de permis de construire, un exemplaire des plans associés au permis de construire; cette demande doit mentionner clairement tout changement par rapport au permis en matière de patrimoine approuvé, et comprendre une liste et une explication des modifications proposées.**
- 3. Délègue au gestionnaire de programme, Direction de la planification du patrimoine, Direction générale des services de la planification, de l'aménagement et du bâtiment, le pouvoir d'apporter des changements mineurs de conception et de vérifier le respect des conditions imposées.**
- 4. Approuve la délivrance du permis en matière de patrimoine et fixer sa date d'expiration à trois ans après la date de délivrance, sauf si sa validité est prolongée par le Conseil municipal.**

Documentation/Documentation

1. Report from Manager, Right of Way, Heritage, and Urban Design Services, Planning, Development and Building Services, dated June 26, 2024 (ACS2024-PDB-RHU-0056)

Rapport du Gestionnaire, Services des emprises, du patrimoine, et du design urbain, Direction générale des services de la planification, de l'aménagement et du bâtiment, daté le 26 juin 2024 (ACS2024-PDB-RHU-0074)

2. Extract of draft Minutes, Built Heritage Committee, July 9, 2024

Extrait de l'ébauche du procès-verbal du Comité du patrimoine bâti, le 9 juillet 2024

Application for Demolition and New Construction at 381 Kent Street, a Property Designated under Part V of the Ontario Heritage Act as part of the Centretown Heritage Conservation District

File No. ACS2024-PDB-RHU-0054 - Somerset (Ward 14)

This report will be submitted to the Planning and Housing Committee on August 28, 2024. The statutory 90-day timeline for consideration of this application under the Ontario Heritage Act will expire on September 5, 2024

The Applicant, as represented by Miguel Tremblay, Fotenn, was present in support, and available to answer questions. The Applicant advised that they did not need to address the Committee if the item carried.

Committee members received a written submission from Linda Hoad, Heritage Ottawa, and a copy is filed with the Office of the City Clerk.

The Committee carried the report recommendations as presented.

Report recommendation(s)

That the Built Heritage Committee and Planning and Housing Committee recommend that Council:

1. **Approve the application for demolition at 381 Kent Street;**
2. **Approve the application for new construction at 381 Kent Street according to plans prepared by Neuf Architects, dated September 5, 2023, conditional upon;**
 - a. **The applicant providing samples of all final exterior materials for approval by Heritage Staff prior to the issuance of the building permit.**

- b. The applicant providing a copy of the building permit plans to heritage staff at the time of the submission of the building permit application. The submission shall clearly identify any changes from the approved heritage permit and include a list and explanation of proposed changes.**
- 3. Delegate the authority for minor design changes and clearance of conditions to the Program Manager, Heritage Planning Branch, Planning, Development and Building Services Department;**
- 4. Approve the issuance of a heritage permit with a three-year expiry from the date of issuances unless otherwise extended by Council.**

Carried